Prepared by: Biane Breland, USDA Rural Development, 3260 Hwy. 51 South,

Hernando, MS 38632; 662-429-8687/662-560-3271

⊀ Return to: Ted W. Williams or Brenda Williams, 1230 Joann Dr., Southaven, MS 38671

Document Title: Substitute Trustee's Deed

Grantee: Ted W. Williams or Brenda Williams, 1230 Joann Dr., Southaven, MS 38671

901-494-0806 or 901-335-1658

Grantor: Thelma A. Glasco, Substitute Trustee for the United States of America, 3038 E.

Reed Road, Greenville, MS 38703 662-335-4862 662-578-7008

Indexing instructions: Lot 36, Whitney Village Section "C", in Section 18, T 3
South, R 7 West, Desoto County, Mississippi per Plat Book

49, pgs 11-12.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in **Desoto** County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTORS	DATE EXECUTED	TRUST DEED BOOK PAGE
Elizabeth A. Garmon	March 30, 1999	1097 146

The indebtedness secured by the Deed of Trust dated March 30, 1999 and executed by Elizabeth A. Garmon was assumed by Gary K. Garmon with Assumption Agreement dated September 19, 2002.

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substitute Trustee caused a due notice to be published in the Desoto Times Tribune, a newspaper published in the City of Hernando, said County and State, and on November 10, 2011, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on December 5, 2011, be sold at public auction at the East front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Substitute Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues of November 10, November 17, November 24, and December 1, 2011.

And said lands having been sold by said Substitute Trustee on December 5, 2011, within legal hours (being between the hours of 11:00 AM and 4:00 PM), in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and Ted W. Williams or Brenda Williams, having been the highest bidder therefore and having bid the sum of Fifty-thousand and no/100 Dollars (\$50,000.00), the said Ted W. Williams or Brenda Williams was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Thelma A. Glasco, as Substitute Trustee, do hereby convey and sell to the said Ted W. Williams or Brenda Williams, the following described land situated in Desoto County, Mississippi, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

* Joint tenants with full rights of survivorship

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

I, Thelma A. Glasco, Substitute Trustee, convey only such title as is vested in me as Substitute Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the 5th day of December, 2011.

Thelma A. Glasco

Substitute Trustee

Duly authorized to act in the premises by instrument dated January 6, 2011 and recorded in Book G-1, Page 40 of the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)SS: COUNTY OF DESOTO

Personally appeared before me, <u>Erms Faye Maxwell</u>, a notary public in and for the County and State aforesaid **Thelma A. Glasco**, Substitute Trustee, who acknowledged that he signed and delivered the foregoing Substitute Trustee's Deed on the day and year therein mentioned.

Given under my hand this 5th day of December, 2011.

(SEAL)



My Commission Expires:

Thelma A. Glasco, Substitute Trustee for the United States Grantor: of America; 175 Broome Ridge Rd., Suite C, Batesville, Mississippi 38606; telephone (662) 578-7008.

Grantee: Ted W. Williams or Brenda Williams, 1220 Joann Dr.,

Southaven, MS 38671 901-494-0806 901-335-1658

Lot 36, Whitney Village Section "C", in Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 49, Pages 11-12, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

AFFIDAVIT OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DESOTO)

Thelma A. Glasco, being first duly sworn on oath, deposes and says that on November 10, 2011, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 12:00 PM on December 5, 2011, at the East front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by Ted W. Williams or Brenda Williams for the sum of \$50,000.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.

Thelma A. Glasco

Subscribed and sworn to before me this 5th day of December, 2011.



From Faye Mathaell NOTARY PUBLIC

My Commission Expires:



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the CLERK of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper _____ consecutive times, as follows, to-wit:

HETTER OF STREET		
William St. Market States	Volume No. 10 on the 10 day of 9,000, 2011	
of Amelija, plany by and	on the day of, 2011	
Towns & State of Street, St. Str.	Volume No. 116 on the 17 day of Y.v., 2011	
	Waltima Na 111 a vivil 1	
iniming real equate accords) of	volume No on the day of, 2011	
trust, securing an independ-	· ·	
nees morem mancenes end		
covering certain real extate	Volume No. 116 on the 24 day of 100. 2011	
hereinafter described located	Volume No on the day of [0]	
in Debote County; Midelesippi,	,	
said deed(s) of trust being		
duly excercise in the Office of the Chancery Clerk in and lar	Volume No day of 2011	
	Volume No on the day of 2011	
sald County and State; GRANTORS		
Elizabeth A. Germen		
DATE EXECUTED	The premises to be said a	-
March 30, 1998	Volume No on the day of, 2011	
TRUST DEED BOOK	Let William village and	
1097	"C", in Section 18, Tourse	
PAGE	3 Study, Renne 7 What 1	
148	Volume No on the day of, 2011	
The indebtedriess secured by	voiding 140 of the day of, 2011	19.
the Deed of Trust dated	Pages #1-12, in the Office	
March 30, 1999 and executed	the Chancery Clinic of DeS	
by Elizabeth A.: Germon was		
	November 10, 2011 Date 14/ Thekma A. Glasco	
assumed by Gary K. Garmon	Page 1	
with Assumption Agreement dated September 19, 2002.	hi Theirina A. Glasco	
WHEREAS, default has oc-	Substitute Trustee	
curred in the payment of the	Duly authorized to act in t	he
indebtedness secured by said	contribute by least urbent data	d
deed(a) of trust, and the	onicities of the second	ad
United States of America, as	in Sook G-1, Page 46, of t	
	records of the aforest	
Beneficially, has guilfiorized	County and State	
many and design and the	November 10, 17, 24 & D	
deader of first his advantage	combir 1 2011	
ment and sets at suffic our	Sworn to and subscribed before me, this day of 20	
tion in eccentained with the		
statutes made and provided		
thornier	BY recly longla OF MISSISS	
THEREFORE, notice is hereby	NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE	
given that pursuant to the		
power of sale contained in		
said deed(s) of trust and in	NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE 6/9 ID No 1	
accordance with the statutes	MY COMMISSION EXPIRES: IANDIARY 16, 2012 * 1 64798 1 1	
made and provided therefor,	BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED * NOTARY PUBLIC NOTARY PUBLIC	
the said deed(e) of trust will	BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED	
be foreclosed and the prop-	· \mm EIDIIO	
erty covered thereby and	January 16, 2013	
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and at pickle application the		
handston Hillering Star Arabic at the	A. Single first insertion of words @ 12.6	
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